

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 15, 1968

Appeal No. 9583 Henry K. Willard, et ux, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 21, 1968.

EFFECTIVE DATE OF ORDER - May 24, 1968

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-A District to permit one-story side addition to dwelling at 2731 - 31st Place, N.W., lot 802, Square 2126, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District.
2. The property is improved with a 2-story brick single-family dwelling.
3. The property has a frontage of 70.0 feet facing Cleveland Avenue and a depth of 120.0 feet.
4. It is proposed to erect an addition to the existing structure by constructing one story above the existing garage using the supports of the garage below for the new addition. The garage as it exists does not correspond to Zoning requirements in regard to side yard requirements.
5. Section 3305.1 provides that side yards shall be provided on lots in the R-1-A District containing a minimum of 8 feet in width.
6. No opposition to the granting of this appeal was registered at the public hearing. The record contains three (3) letters in support of the proposed.

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations. The shape and peculiarities of the


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present structure make it impracticable to require the appellant to erect his addition other than where proposed. Further, we hold that the addition will not adversely affect the present character or future development of the neighborhood nor be detrimental to the public good nor substantially impair the intent, purpose, and integrity of the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.